132.0	0005	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,119,500 / 1,119,500
					USE VALUE:	1,119,500 / 1,119,500
					ASSESSED:	1,119,500 / 1,119,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANWAY ANDREW C--ETAL
Owner 2:	HANNAPEL MARY K
Owner 3:	
Street 1:	57 GRAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,401 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1913, having primarily Stucco Exterior and 4270 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7401.000	535,600	6,100	577,800	1,119,500
Total Card	0.170	535,600	6,100	577,800	1,119,500
Total Parcel	0.170	535,600	6,100	577,800	1,119,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 262.20 | /Parcel: 262.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 85277
GIS Ref:
GIS Ref:
Insp Date: 11/20/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 132.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	535,500	6100	7,401.	577,800	1,119,400	1,119,400	Year End Roll	12/18/2019
2019	101	FV	411,600	6100	7,401.	609,900	1,027,600	1,027,600	Year End Roll	1/3/2019
2018	101	FV	411,600	6100	7,401.	449,400	867,100	867,100	Year End Roll	12/20/2017
2017	101	FV	411,600	6100	7,401.	430,200	847,900	847,900	Year End Roll	1/3/2017
2016	101	FV	411,600	6100	7,401.	398,100	815,800	815,800	Year End	1/4/2016
2015	101	FV	388,100	6200	7,401.	333,900	728,200	728,200	Year End Roll	12/11/2014
2014	101	FV	388,100	6200	7,401.	326,200	720,500	720,500	Year End Roll	12/16/2013
2013	101	FV	388,100	6200	7,401.	310,700	705,000	705,000		12/13/2012

!10338!

PRINT

Date	Time
12/11/20	00:39:27

LAST REV

Date	Time
01/25/18	18:23:37

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10338

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20873-463		11/1/1990		277,000	No	No		Y

USER DEFINED

Prior Id # 1:	85277
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/1999	507	Redo Bat	10,000					REMODEL BATH
3/4/1996	53		12,000					DEMO PORCH/ADD ROO
4/1/1993	83		5,000					RENOVATE KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2008	Meas/Inspect	336	PATRIOT
11/2/1999	Meas/Inspect	263	PATRIOT
12/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7401		Sq. Ft.	Site		0	90.	0.87	10									577,826						577,800	

Total AC/HA:	0.16990	Total SF/SM:	7401	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 577,826	Spl Credit		Total: 577,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.95276815
Const Adj.:	1.02989697
Adj $ / SQ:	127.563
Other Features:	104300
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	727667
Depreciation:	192104
Depreciated Total:	535563

COMMENTS

TOILET/SINK BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	7	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1999
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	7	
Totals			
1	11	7	

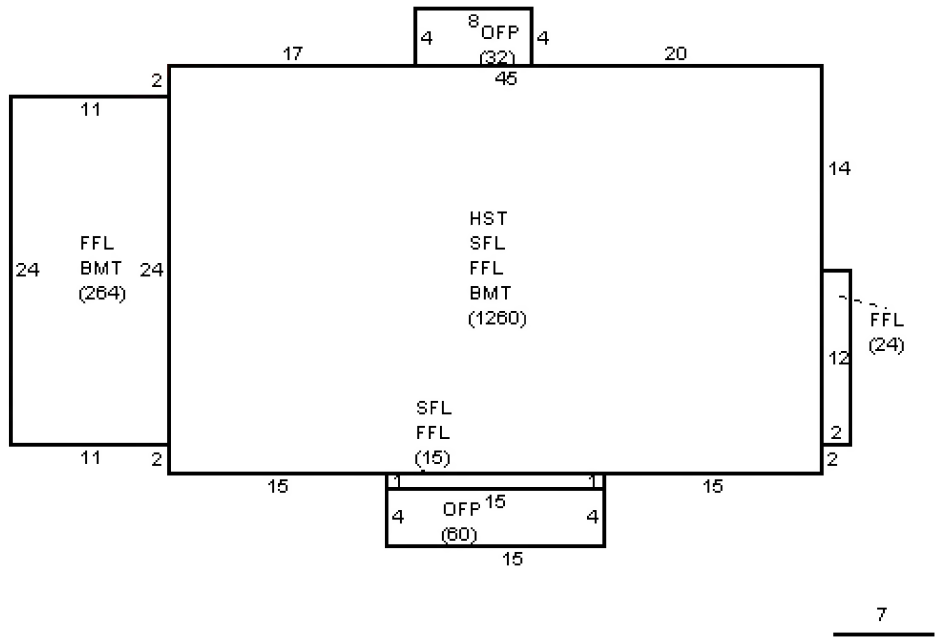
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	154.35
Special Features:	0	Val/Su Net:	105.35
Final Total:	535600	Val/Su SzAd	154.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,563	127.560	199,381
BMT	Basement	1,524	40.070	61,070
SFL	Second Floor	1,275	127.560	162,643
HST	Half Story	630	112.260	70,721
OFP	Open Porch	92	35.460	3,263

Net Sketched Area:	5,084			Total:	497,078
Size Ad	3468	Gross Are	5714	FinArea	4270

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	P	
HST	100	UNF	30	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

132.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X20	A	AV	1915	20.95	T	40	101			5,300			5,300
19	Patio	D	Y	1	16X16	A	GD	1995	3.71	T	14.4	101			800			800

More:	N	Total Yard Items:	6,100	Total Special Featues:		Total:	6,100